



**AGENDA
REGULAR MEETING
SARATOGA PLANNING COMMISSION
Wednesday, August 26, 2015**

**REGULAR MEETING – 7:00 P.M. – CIVIC THEATER/COUNCIL CHAMBERS AT 13777
FRUITVALE AVENUE**

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Action Minutes from the Regular Planning Commission Meeting of August 12, 2015

COMMUNICATIONS FROM COMMISSION & PUBLIC

Oral Communications on Non-Agendized Items

Any member of the Public will be allowed to address the Planning Commission for up to three (3) minutes on matters not on this agenda. The law generally prohibits the Planning Commission from discussing or taking action on such items. However, the Planning Commission may instruct staff accordingly regarding Oral Communications under Planning Commission direction to Staff.

REPORT OF APPEAL RIGHTS

If you wish to appeal any decision on this Agenda, you may file an “Appeal Application” with the City Clerk within fifteen (15) calendar days of the date of the decision.

PUBLIC HEARING

All interested persons may appear and be heard at the above time and place. Applicants and their representatives have a total of ten minutes maximum for opening statements. Members of the Public may comment on any item for up to three minutes. Applicants and their representatives have a total of five minutes maximum for closing statements.

1. Applications ENV15-0003/PDR15-0008/ZOA15-0004; 13716 & 13718 Saratoga Avenue; Rockwood Design Associates on behalf of Sacred Heart Parish –The project includes a Zoning Amendment to add a Planned-Combined Overlay Zoning District (P-C) to a 11.4 acre parcel (APN 397-30-047) and a Design Review application to remodel the existing Parish Center by adding 2,425 square feet and increasing the roof height from 23.7 feet to 26 feet. An existing kindergarten classroom within the school building will be relocated to an area that is currently used as an office. The site is zoned R1-10,000. Staff Contact: Erwin Ordonez (408)868-1231.

Recommended action:

Adopt Resolution No. 15-036 approving the project subject to conditions of approval.

2. Application MOD15-0004; 12260 Saratoga Sunnyvale Road (386-30-035) Summer Hill Homes - The applicant is requesting approval to modify building elevations, including exterior finishes, and landscaping, for a 12 unit townhouse development that had previous design review approval. Staff Contact: Sandy Bailey (408) 868-1222.

Recommended action:

Approve Resolution No. 15-039 approving the modifications subject to conditions of approval.

3. Application PDR14-0017; 14825 Fruitvale Avenue (397-18-028) Yong – The applicant has requested to demolish an existing one-story residence and construct a new one-story residence with basement. The total floor area of the project is 6,007 sq. ft. (not including certain portions of the lower floor considered “basement” by definition). Per City Code, portions of the lower floor are considered either “basement” or “one-story”. The height of the proposed residence will be no taller than 23 ft. Four trees in conflict with the project are being approved for removal by the City Arborist. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Adopt Resolution No. 15-038 approving Design Review PDR14-0017 subject to conditions of approval.

4. Application PDR15-0003; 19341 Monte Vista Dr. (397-10-026) D&Z Design Assoc. – The applicant has requested to demolish an existing one-story residence and construct a new one-story residence with basement. The total floor area of the project is 6,685 sq. ft. (not including the basement). The height of the proposed residence will be no taller than 22 feet. Nine trees in conflict with the project are being approved for removal by the City Arborist. Staff Contact: Michael Fossati (408) 868-1212.

Recommended action:

Adopt Resolution No. 15-040 approving Design Review PDR15-0003 subject to conditions of approval.

OTHER BUSINESS

1. 2014 General Plan Annual Progress Report

DIRECTOR ITEMS

COMMISSION ITEMS

ADJOURNMENT

CERTIFICATE OF POSTING OF AGENDA

I, Abby Ayende, Office Specialist III for the City of Saratoga, declare that the foregoing agenda for the meeting of the Planning Commission was posted and available for public review on August 20, 2015 at the City of Saratoga, 13777 Fruitvale Ave., Saratoga, CA 95070 and on the City's website at www.saratoga.ca.us.

You can also sign up to receive email notifications when Commission agendas and minutes have been added to the City at website http://www.saratoga.ca.us/contact/email_subscriptions.asp.

NOTE: To view previous Planning Commission meetings anytime, go the City Video Archives at www.saratoga.ca.us